



**SOLD**

## ACREAGE LIFESTYLE OPPORTUNITY IN COASTAL WOOLGOOLGA – 5 PARK AVENUE

Auction Details:  
Wednesday 4TH June - 6pm  
CEX Woolgoolga- 18 Boundary St, Woolgoolga NSW 2456

Set in a quiet, tucked-away pocket of Woolgoolga, 5 Park Avenue offers a rare opportunity to secure over a hectare of land in an increasingly scarce lifestyle category—semi-rural acreage just minutes from the beach.

Spanning approximately 1.182 hectares (11,820m<sup>2</sup>), the property is zoned RU2 Rural Landscape. Coffs Harbour City Council has confirmed that a dwelling may be permissible (STCA), allowing for future residential use.

While some estates are now offering blocks as small as 450m<sup>2</sup>, this expansive parcel offers room to breathe, space to build, and the freedom to create a home or project that suits your lifestyle — not someone else's. Your imagination is your limit. Whether you're dreaming of a contemporary homestead, hobby farm, or private retreat, this block provides the flexibility and scale to make it happen.

The land is partially cleared and naturally vegetated, with two small dams. Fencing exists along the southern and eastern boundaries, and the site benefits from public road frontage via Park Avenue (driveway yet to be constructed). Power and telephone services are available nearby (not yet connected).

### Key features:

- 1.182 hectares (approx. 11,820m<sup>2</sup>) of semi-rural land
- Zoned RU2 Rural Landscape with minor SP2 affect (rezoning requested)
- Dwelling permissible (STCA)
- Public road frontage via Park Avenue

0 BED | 0 BATH | 0 CAR

PRICE:  
\$365,000

OPEN FOR INSPECTION:  
N/A



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